

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
REGULAR MEETING HELD MAY 6, 2020, 7:30 P.M. AT THE CITY COUNCIL  
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

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| Ann Yakimovicz, Chair (Place 1)<br>Tony Macina, Vice Chair (Place 4) | Brenda Sies (Place 2)<br>Stephan Ambrose (Place 3)<br>Tom Grant (Place 5) | Melody Gayeski (Alternate 1)<br>VACANT (Alternate 2) |
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*This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing. M*

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**CHAIR ANN YAKIMOVICZ**

Chair Yakimovicz called the meeting to order at 7:35 p.m.

**2. ROLL CALL**

**SECRETARY**

Present via audio/video conferencing: Chair Yakimovicz, Commissioners Grant, Sies, Ambrose, and Alternate Gayeski.

Absent: Vice Chair Macina

Staff present via audio/video conferencing: City Manager Jones, Development Services Manager Jolly.

**3. APPROVAL OF MINUTES**

March 4, 2020 regular meeting

A motion was made by Commissioner Grant and seconded by Commissioner Sies to approve the minutes of March 4, 2020. The motion passed unanimously.

**B. CITIZENS COMMUNICATION**

There were no citizen comments.

**C. GENERAL BUSINESS AND ACTION ITEMS**

1. a. **PUBLIC HEARING** on a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a plat approval to subdivide 22.42 acres of land to be known as "The Hollows (Sanctuary) Section 1" into five (5) single family lots, 1 common area/drainage easement lot, and right of way for a cul-de-sac street.

The public hearing was opened. As there was no one wishing to speak, Chair Yakimovicz closed the public hearing.

**b. Discussion and possible action on the above request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a plat approval to subdivide 22.42 acres of land to be known as "The Hollows (Sanctuary) Section 1" into five (5) single family lots, 1 common area/drainage easement lot, and right of way for a cul-de-sac street.**

Commissioner Sies moved to recommend to Council approval of the plat to subdivide 22.42 acres of land to be known as "The Hollows (Sanctuary) Section 1" into five single family lots, 1 common area/drainage easement lot, and right of way for a cul-de-sac street. Alternate Gayeski seconded the motion. The motion passed unanimously.

2. **a. PUBLIC HEARING on a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a plat approval to subdivide 31.07 acres of land to be known as "The Hollows (Sanctuary) Section 2" into thirty-three (33) single family lots, 1 common area/drainage easement lot, and right of way for two cul-de-sac streets.**

The public hearing was opened. As there was no one wishing to speak, Chair Yakimovicz closed the public hearing.

**b. Discussion and possible action on the above request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a plat approval to subdivide 31.07 acres of land to be known as "The Hollows (Sanctuary) Section 2" into thirty-three (33) single family lots, 1 common area/drainage easement lot, and right of way for two cul-de-sac streets.**

Commissioner Sies moved to recommend to Council approval of a plat to subdivide 31.07 acres of land to be known as "The Hollows (Sanctuary) Section 2" into thirty-three (33) single family lots, 1 common area/drainage easement lot, and right of way for two cul-de-sac streets. Alternate Gayeski seconded the motion. The motion passed unanimously.

3. **a. PUBLIC HEARING to receive public input and consider a request by Kermit Belzer for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(13) Conditional Uses, of the City of Jonestown Code of Ordinances, for a long-term mobile food vendor in a B-2 Business General district for property located at 18626 FM 1431 (Tract 1: Lot 50A, Jonestown Hills Unit 2 Replat of Lots 50**

**& 51 Blk B & Lot 52-A Replat Lot 52 & 53 Blk B Jonestown Hills Unit 2, and Tract 2: Lot 54 Blk B Jonestown Hills Unit 2), Jonestown, Texas.**

Mr. Belzer was present and spoke to the commissioners regarding his application to allow The Wicked Pit to operate on the Rumi's Tavern property. The Wicked Pit has served barbeque at Rumi's Tavern for special events under a temporary permit, and there have been no complaints regarding noise, odors, or other nuisances. As there was no one else wishing to speak, Chair Yakimovicz closed the public hearing.

**b. Consideration and possible action on the above request by Kermit Belzer for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(13) Conditional Uses, of the City of Jonestown Code of Ordinances, for a long-term mobile food vendor in a B-2 Business General district for property located at 18626 FM 1431 (Tract 1: Lot 50A, Jonestown Hills Unit 2 Replat of Lots 50 & 51 Blk B & Lot 52-A Replat Lot 52 & 53 Blk B Jonestown Hills Unit 2, and Tract 2: Lot 54 Blk B Jonestown Hills Unit 2), Jonestown, Texas.**

Commissioners reviewed the agreement between Rumi's Tavern and The Wicked Pit and discussed utilities, restroom facilities, location, and hours of operation. Commissioners recommended amendment of the agreement to allow The Wicked Pit to have access to Rumi's Tavern facilities while Rumi's is closed due to Covid-19. Commissioner Sies moved to recommend approval to Council with an additional condition to allow The Wicked Pit to operate while Rumi's Tavern is closed. Alternate Gayeski seconded the motion. The motion passed unanimously.

4. **a. PUBLIC HEARING to receive public input and consider a request by Pax Property Group LLC for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short term rental in an R-1 single family residential district for property located at 18220 Sandy Street (Lot 651 Blk C Jonestown Hills Unit 5), Jonestown, Texas.**

Carlton Britt, representing Pax Property Group, spoke regarding property management, the lease agreement, and number of bedrooms and parking spaces. Josie Archer, a Sandy Street resident, expressed opposition to the request and is concerned random people and strangers would be detrimental for Sandy Street residents. Chair Yakimovicz noted the letters and petition received from residents in the area opposing a short-term rental on Sandy Street. There being no other speakers, she closed the public hearing.

**b. Consideration and possible action on the above request by Pax Property Group LLC for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short term rental in an R-1 single family residential district for property located at 18220 Sandy Street (Lot 651 Blk C Jonestown Hills Unit 5), Jonestown, Texas.**

Commissioners discussed issues with the lease agreement and application and noted revisions would be needed. Local management of the property was a concern. Commissioner Sies moved to recommend to Council to deny the application for a Conditional Use Permit for a short-term rental in an R-1 single family residential district for property located at 18220 Sandy Street, Jonestown, Texas, seconded by Commissioner Grant. The motion passed unanimously.

5. **a. PUBLIC HEARING to receive public input and consider a request by Bellingham Enterprises, LLC for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short term rental in an R-1 single family residential district for property located at 17743 W Reed Park Road (Lot 4A Coplins Cove Amended Plat of Lots 4 & 5 Block A), Jonestown, Texas.**

Art Donovan spoke, advising the Commissioners that he was the owner and local representative for this property. He noted the renters lease agreement was drafted to comply with City ordinances and that the property has a four-car garage and adequate parking for short-term renters. As there was no one else wishing to speak, Chair Yakimovicz closed the public hearing.

- b. Consideration and possible action on the above request by Bellingham Enterprises, LLC for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short term rental in an R-1 single family residential district for property located at 17743 W Reed Park Road (Lot 4A Coplins Cove Amended Plat of Lots 4 & 5 Block A), Jonestown, Texas.**

After discussion, Commissioner Grant moved to recommend to Council to approve a Conditional Use Permit for a short-term rental at 17743 W Reed Park Road, Jonestown, Texas. Commissioner Sies seconded the motion. The motion passed unanimously.

6. **a. PUBLIC HEARING to receive public input and consider a request by Michael Clarke for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short-term rental in an R-1 single family residential district at 18210 Edna Road (Lot 152 Jones Bros & Crumley's Lake Sandy Subdivision), Jonestown, Texas.**

The public hearing was opened. As there was no one wishing to speak, Chair Yakimovicz closed the public hearing.

- b. Consideration and possible action on the above request by 1. Michael Clarke for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short-term rental in an R-1 single family residential district at 18210 Edna Road (Lot 152 Jones Bros & Crumley's Lake Sandy Subdivision), Jonestown, Texas.**

Commissioners discussed the rental agreement and noted some issues with local contact information and compliance with city ordinances. Commissioner Grant moved to recommend Council deny approval of a Conditional Use Permit for short-term rental at 18210 Edna Road, Jonestown, Texas, until specific the application is more thoroughly completed so it's clear as to how the management and contact are going to be done and there is a lease agreement that includes all of the conditions that the City sets in place for short term rentals. Commissioner Sies seconded the motion. The motion passed unanimously.

7. **a. PUBLIC HEARING to receive public input and consider a request by Lora and Dula Rand for approval of a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(i) to allow construction of a swimming pool in the front yard close to the home at 17746 Reed Parks Road (Lot 18, Block B, Grandacres Subdivision), Jonestown, Texas.**

The public hearing was opened. Property Owner Lora Rand briefly described their plans for the pool; James Carey of Cody Pools was also present. As there was no one else wishing to speak, Chair Yakimovicz closed the public hearing.

- b. Consideration and possible action on the above request by by Lora and Dula Rand for approval of a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(i) to allow construction of a swimming pool in the front yard close to the home at 17746 Reed Parks Road (Lot 18, Block B, Grandacres Subdivision), Jonestown, Texas.**

Ms. Rand and Mr. Carey answered Commissioners' questions regarding location, fencing and accessibility to the proposed pool, and safety concerns. Commissioner Sies motioned to recommend to Council to approve a variance request by Lora and Dula Rand to allow construction of a swimming pool in the front yard close to the home at 17746 Reed Parks Road, Jonestown, TX provided that all safety requirements are met. Alternate Gayeski seconded the motion. The motion passed unanimously.

8. **a. PUBLIC HEARING to receive comments on an ordinance of the City of Jonestown, Texas, amending Chapter 14 of the Jonestown Code of Ordinances, the Zoning Ordinance, specifically amending Article 14.02, Zoning Ordinance, Division 1, generally, Section 14.02.005, Definitions; Article 14.02, Zoning Ordinance, Division 2, Zoning Districts and Regulations, Section 14.02.073, Business-General Commercial District "B-2"; and Article 14.02, Zoning Ordinance, Division 2, Zoning Districts and Regulations, Section 14.02.081, Conditional Use Permits; in order to regulate Farmer's/Artisan Markets.**

The public hearing was opened. As there was no one wishing to speak, Chair Yakimovicz closed the public hearing.

- b. Discussion and possible action on an ordinance of the City of Jonestown, Texas, amending Chapter 14 of the Jonestown Code of Ordinances, the Zoning Ordinance,**

specifically amending Article 14.02, Zoning Ordinance, Division 1, generally, Section 14.02.005, Definitions; Article 14.02, Zoning Ordinance, Division 2, Zoning Districts and Regulations, Section 14.02.073, Business-General Commercial District "B-2"; and Article 14.02, Zoning Ordinance, Division 2, Zoning Districts and Regulations, Section 14.02.081, Conditional Use Permits; in order to regulate Farmer's/Artisan Markets.

Commissioner Sies moved to recommend to Council approval of the ordinance amending Chapter 14 of the City's Code of Ordinances to add a farmer's/artisan market to the list of conditional uses to the B-2 Business-General Commercial District and describing the site plan requirements for submitting a Conditional Use Permit application for this use. Alternate Gayeski seconded the motion. The motion passed unanimously.

**9. Update from staff on current department activities.**

Development Services Manager Jolly reported staff will be working on short-term rentals and variances. Work continues on Chapter 3 revisions, fencing ordinances, updates to application forms and new application for farmers markets. Staff is currently interviewing for the Building Official position. The Commission asked staff to schedule a work session with City Council on alternative housing types, and would like to continue work on defining new zoning districts per the comprehensive plan update.

**D. ADJOURNMENT**

Commissioner Sies moved to adjourn, seconded by Commissioner Grant. The motion passed unanimously. Chair Yakimovicz adjourned the meeting at 8:56 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON JUNE 3, 2020.**



  
Ann Yakimovicz, Chair

ATTEST:

  
Rachel Austin, City Secretary